

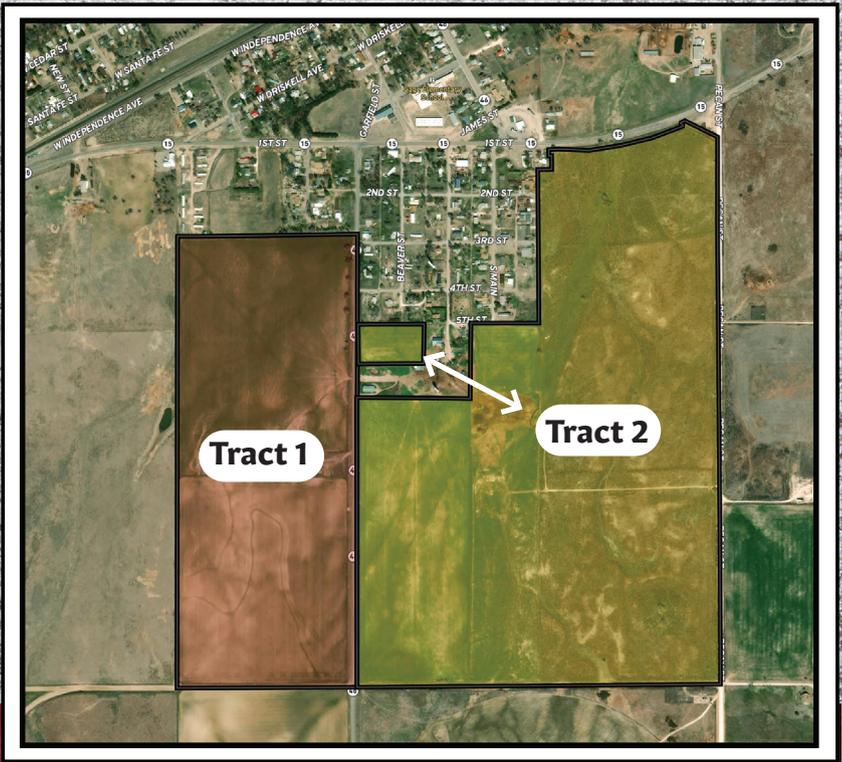
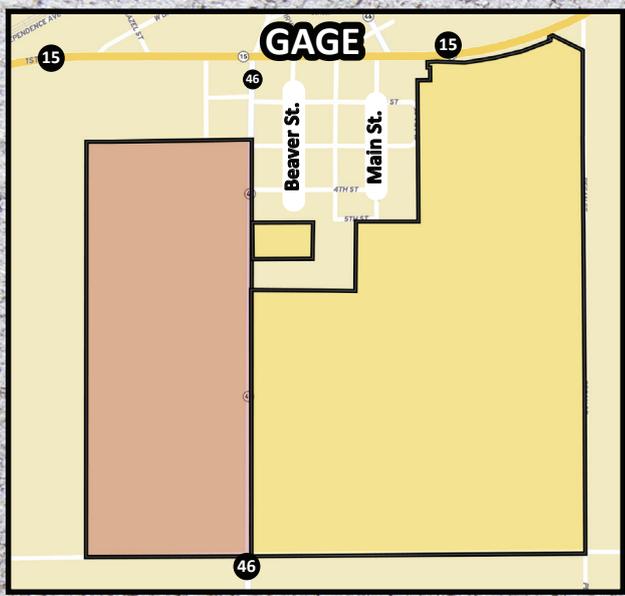
**Selling  
2 GOOD FARMS  
w/Water &  
Excellent  
Location**

# LAND AUCTION

**Wed. , April 26th • 10 a.m.**

**Auction Location: Tom Peer Community Building 521 N. Main St., Gage OK**

**Land Location: Just south of the intersection of Hwy 15 and Hwy 46 in Gage, Oklahoma**



## Tract 1 - 97.5± acres

**Legal Description:** 77.5± acres in the E/2 SE/4 AND 20± acres in the S/2 SE/4 of the NW/4 of Section 10 T21N R24 W1M, Ellis Co. Oklahoma for a total of 97.5± acres.

This property is cropland with a fenced out hay stock yard near the center. The land lays west of Hwy 46 with Hwy 46 frontage on the east side and county road across on the south. Soil types are Oklark-Otero Complex and Pratt MFN Sand. History of this farm has seen it in alfalfa and wheat. There is an irrigation well on the east side that has not been used for several years, yet the area does have irrigation water.

## Tract 2 - 190.80±

**Legal Description:** 71± acres in the W/2 SE/4 of Section 10 T21N R24 W1M, less a 5 acre tract AND 119.91 acres in the E/2 E/2 of Section 10 T21N R24 W1M south of Hwy #15 less 0.23 acre tract & less 0.11 acre tract; less .43 acre tract along Hwy 15 Row to ODOT less .67 acre tract along Hwy ODOT

This farm has 37.8 acres of cropland and the balance in native grass. The land is fenced and the grassland is fenced separate from the cropland. There is county road access on the east and south sides and Hwy frontage on the NE side. There is an operating water well/windmill and stock tank that serves the cropland and grass pasture. Soil types are Otero-Berda Complex and MNSKRPOTR Complex3. This is a good farm that has an excellent location and plenty of ground water to add many operations.

**Sellers: Thomas A. and Nancy Woods**



**Auction & Realty, Inc.**  
**580-254-3975**



**Auctioneer - Ira Y. Smith, ATS, R.E. Broker**

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**REAL ESTATE Terms: 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Seller will provide a current abstract and a warranty deed. Taxes prorated to the day of closing. Possession upon closing. Property selling in its present condition with no warranties expressed or implied. All information given comes from resources we believe to be reliable but in no way is guaranteed. Announcements made sale day supercede all prior advertising. Buyers should arrange financing and satisfy themselves with size, location, boundaries, etc. prior to sale day. Sellers are reserving all oil, gas, and other mineral rights.**



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